

Shape Our Fremont

Where Fremont residents can learn about shaping proposed housing developments...

Important September Meetings

Citizens Speak Out

Over the last few months, several groups of Fremont residents have spoken at City Council and Planning Commission hearings. Some have presented petitions with concerns about new housing developments, and others have requested restrictions on modifications of existing housing. In speaking out, they are actively involved in shaping changes to our city.

The Mayor's Referral

At the September 15th City Council meeting, Mayor Harrison requested Planning staff to prepare a report on "Development Activity Concerns". His referral says in part "... The goal of the report will be to identify strategies that ensure new residential development in our community is sustainable, promotes healthy living environments and provides needed infrastructure and other public facilities in a timely manner while also addressing phasing and preserving land-use capacity for future needs." There was no clear definition of what that means.

The City Manager and Community Development Director both committed to complete this report soon. They said it would take more than a few weeks but less than a year, but gave no firm date of completion.

There was no talk about slowing down the active development approvals or instigating a moratorium on new developments until the report was sent back to the City Council.

Upcoming Meetings

In the meantime, new residential development projects are piling up. Over 1,500 residential units are currently proposed for Fremont.

The Planning Commission will review three large proposals this month. All three proposals will add to traffic congestion, school attendance, water usage, and have negative impacts on the community character of the surrounding neighborhoods.

It is important that residents attend these meetings and speak out about their concerns. The "Development Activity Concerns" report requested by the mayor will not be finished in time to be applied to these projects.

Granite Ridge - Sept. 24th

DPD Investments plans to build 132 units on the former City Corporation Yard property on Paseo Padre at Sequoia Rd. Plans show 76 high-end apartments in a single four-story building and 56 townhouses in three-story buildings.

The developer had originally proposed a smaller number of townhouses and no apartments, but the City requested the density be increased to the maximum.

The four-story apartment building is right on Paseo Padre.

The Planning Commission will make a recommendation to the City Council. The property has to be rezoned which requires the approval of City Council.

See the 7/28/2015 Tri-City Voice Shape Our Fremont article "City Wants Added Density in Quarry Lakes Development".

Mission-Stevenson - Sept. 24th

The True Life Companies wants to build 77 townhouses at the corner of Mission Blvd. and Stevenson Blvd.

17 three-story townhouses will line Stevenson as close as five feet from the sidewalk. The in-out traffic flow will be confusing. The added traffic to Mission Blvd. will be substantial.

In Planning staff's Preliminary Review Process report, they indicated the City would be supportive of a reduction of the number of units and suggested that "some reduction in density would result in a less crowded site and a better overall project design". Yet the developer insists that the City will not allow a lower density.

The Planning Commission is the approving body for this development application as long as it conforms to the existing zoning regulations for those parcels. It will only go before the City Council if the Planning Commission's decision is appealed.

See the 9/8/2015 Tri-City Voice Shape Our Fremont article "Mission-Stevenson Development".

Walnut Residences - Sept. 29th

Carmel Partners plans to build an 882-unit luxury apartment complex at the corner of Walnut Ave. and Guardino Dr. near the Fremont BART station. The current design shows four- and five-story buildings and an underground garage.

During two community outreach meetings, residents voiced strong objections to the high number of units, the minimum required parking, the building heights, and the impacts of such a massive project on the surrounding neighborhoods. The developer has been meeting with Planning staff and will now present revised designs.

The purpose of the Sept. 29th Planning Commission Study Session is to get input during the design phase. No decision to approve or deny the project will be made. The public may attend and make comments. A City Council Study Session will also be tentatively held in November.

See the 5/5/2015 Tri-City Voice Shape Our Fremont article "Housing Replaces Produce Stands".

For information about City meetings and all the latest development updates, go to **www.ShapeOurFremont.com**